

**CITY OF KANNAPOLIS, NC
BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Tuesday, May 17, 2016**

The Board of Adjustment met on Tuesday, May 17, 2016 at 6:00 PM in City Hall's EOC Training Room, 3rd Floor, 401 Laureate Way, Kannapolis, North Carolina.

Board Members Present: Jeff Parker, Chairman
Jonathan Farmer, Vice-Chairman
James Palmer
Colby Meadows
Scott Wilson

Board Members Absent: Andrew Baker
Ryan Craft
Boyd Hardin

Visitors: Nadine Bennett, N-Focus

Staff Present: Zachary D. Gordon, AICP, Planning Director
Josh Langen, AICP, Senior Planner
Ryan Granata, AICP, Senior Planner
Aaron Tucker, Planning Technician
Shannon Martel, GIS Specialist
Barry Hower, Code Enforcement

Recording Secretary: Pam Scaggs

CALL TO ORDER

Board Chairman Jeff Parker called the meeting to order at 6:00 P.M.

ROLL CALL AND RECOGNITION OF QUORUM

Chairman Parker called the roll. The presence of a quorum was recognized.

APPROVAL OF AGENDA

Chairman Parker asked for a motion to approve the agenda which was made by Mr. Farmer, seconded by Mr. Meadows and the motion was unanimously approved.

APPROVAL /CORRECTION OF MINUTES

Chairman Parker requested a motion to approve the April 19, 2016 minutes which was made by Mr. Meadows, seconded by Mr. Wilson and the motion was unanimously approved.

ORDERS FOR APPROVAL

BOA-2016-03 – Watershed Boundary Modification - Lidl

This Order is for Approval of a Watershed Boundary Modification to the Lake Concord Watershed Critical Area submitted by the applicant, Bohler Engineering NC, PLLC, for property located at 901 Brentwood Court and is more specifically identified as Cabarrus County PIN #5622-69-3764. The property is zoned C-2 – CZ, General Commercial – Conditional Zoning.

Chairman Parker asked for a motion to approve the Order for BOA-2016-03 which was made by Mr. Farmer, seconded by Mr. Wilson and the motion was unanimously approved.

BOA-2016-04 – Certificate of Nonconformity Adjustment – MKDK Food Mart

This Order is for Denial of a Certificate of Nonconformity Adjustment (CONA) for a truck/trailer leasing business submitted by the applicant, Ganapati, Inc. for property located at 2500 South Main Street, and is more specifically identified as Cabarrus County PIN #5612-76-5216. The property is zoned "RM-2" - Residential Medium Density.

Chairman Parker asked for a motion to approve the Order for BOA-2016-04 which was made by Mr. Farmer, seconded by Mr. Meadows and the motion was unanimously approved.

BOA-2016-05 – Certificate of Nonconformity Adjustment – Food Lion Store #755

This Order is for Approval of a Certificate of Nonconformity Adjustment (CONA) to allow a wall sign larger than what is permitted per the UDO, submitted by the applicant Casco Signs for property located at 1746 South Cannon Blvd and is more specifically identified as Cabarrus County PIN #5623-00-2124. The property is zoned C-2 General Commercial.

Chairman Parker asked for a motion to approve the Order for BOA-2016-05 which was made by Mr. Palmer, seconded by Mr. Farmer and the motion was unanimously approved.

BOA-2016-07 – Certificate of Nonconformity Adjustment – Food Lion Store #1284

This Order is for Approval of a Certificate of Nonconformity Adjustment (CONA) to allow a wall sign larger than what is permitted per the UDO, submitted by the applicant Casco Signs, for property located at 2825 North Cannon Blvd. and is more specifically identified as Rowan County PIN #133-055. The property is zoned C-2 General Commercial.

Chairman Parker asked for a motion to approve the Order for BOA-2016-07 which was made by Mr. Farmer, seconded by Mr. Palmer and the motion was unanimously approved.


OTHER BUSINESS


Planning Director, Zac Gordon introduced Nadine Bennett with N-Focus who then provided Quasi-Judicial training to both the Board of Adjustment as well as Planning staff.

ADJOURN

Chairman Parker asked for a motion to adjourn which was made by Mr. Meadows, seconded by Mr. Farmer and the motion was unanimously approved.

The meeting was adjourned at 7:19 PM on Tuesday, May 17, 2016.


Pam Scaggs, Recording Secretary
Board of Adjustment


Jeff Parker, Chairman
Board of Adjustment

Signed by Jonathan B. Farmer
due to Mr. Parker's absence.